

ZB# 88-48

**Anthony Granuzzo
(A&J Washroom Access.)**

4-3-10.4

#88-48 - Granuzzo, Anthony - (A&J Washrooms) area - Ref. by P.B.

Pralin Meeting:
Sept. 13, 1988.

Public Hearing:
Dec. 12, 1988

Notice delivered
to Sentinel by
Lou Grevas - 11/28/88.

Variances
granted
w/ Stipulation
(bldg. agt.)

General Receipt

10241

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

Dec. 14 19 88

Received of Ar J Washroom Accessories \$ 50.00
Defty and 00
100 DOLLARS

For ZBA Application Fee - # 88-48

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>CE # 4092</u>		<u>50.00</u>

By Pauline J. Townsend
es

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

file

NEW WINDSOR ZONING BOARD OF APPEALS

-----X

In the Matter of the Application of

DECISION GRANTING
AREA VARIANCE

A & J WASHROOM ACCESSORIES and
GAMMA REALTY

#88-48.

-----X

WHEREAS, A & J WASHROOM ACCESSORIES and GAMMA REALTY, by its President, Anthony Granuzzo, 319 Temple Hill Road, P. O. Box 4569, New Windsor, N. Y. 12550, has made application before the Zoning Board of Appeals for less than the required sideyard, increase in permitted building height and floor area ratio and less than required parking in order to construct an addition to the existing building located at 319 Temple Hill Road, New Windsor, N. Y. in a PI zone; and

WHEREAS, a public hearing was held on the 12th day of December, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant's agent, William Hildreth, L. S. of the offices of Elias D. Grevas, L. S., 33 Quassaick Avenue, New Windsor, N. Y., appeared in behalf of Applicant; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to vary the bulk regulations for a PI zone with regard to sideyard, building height, floor area ratio and parking in order to construct an addition to on an existing building which presently houses A & J WASHROOM ACCESSORIES.

3. The evidence presented by Applicant substantiated the fact that a variance for more than the allowable sideyard, building height, floor area ratio and parking will would be required in order for Applicant to construct an addition to facility that denial of same would cause practical difficulty to Applicant.

4. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood.

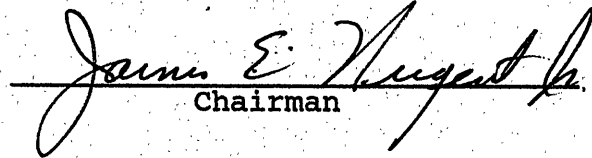
NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT (1) 14 ft./21.9 ft. sideyard, (2) building height, (3) 0.18 ft. floor area ratio, and (4) 12 parking space variance requested by Applicant in accordance with plans submitted with Building Inspector.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: January 09, 1989.


Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

88-48.

Date: 11/28/88.

I. ✓ Applicant Information:

- (a) A & J Washroom Accessories 319 Temple Hill Road P.O. Box 4569 New Windsor, N.Y. 12550 (914) 562-3332
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. ✓ Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Interpretation

III. ✓ Property Information:

- (a) PI 319 Temple Hill Road, New Windsor 4/3/0.4 136,504 ± sq. ft.
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? R-4
- (c) Is a pending sale or lease subject to ZBA approval of this application? No
- (d) When was property purchased by present owner? 4/21/86
- (e) Has property been subdivided previously? Yes When? 1971/1984
- (f) Has property been subject of variance or special permit previously? No When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? No
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: Vehicles & Trash storage only
(both temporary); Dumpster in rear of property

IV. Use Variance: N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____
- _____
- _____
- _____

- (b) ^{N/A} The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.
- _____
- _____
- _____
- _____

V. ✓ Area variance:

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-13, Table of Use/Bulk Regs., Col. _____.

Requirements	Proposed or Available	Variance Request
Min. Lot Area <u>80,000 SF.</u>	<u>136,504 SF.</u>	_____
Min. Lot Width <u>200'</u>	<u>350'</u>	_____
Reqd. Front Yd. <u>100'</u>	<u>70' ①</u>	_____
Reqd. Side Yd. <u>50'/110'</u>	<u>35.2/110' ①</u>	<u>14' / 21.9' ① ②</u>
Reqd. Rear Yd. <u>50'</u>	<u>70'</u>	_____
Reqd. Street Frontage*	_____	_____
Max. Bldg. Hgt. <u>4" / Ft. / Lot Line</u>	<u>> 12' ①</u>	_____
Min. Floor Area*	_____	_____
Dev. Coverage* _____ %	_____ %	_____ %
Floor Area Ratio** <u>0.2</u>	<u>0.38</u>	<u>0.18</u>
<u>PARKING</u> <u>130</u>	<u>118</u>	_____

* Residential Districts only

** Non-residential districts only

① Existing Condition
② Proposed Addition

- (b) ✓ The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

In order to operate this facility properly, additional storage is required. The existing parcel size and building position result in the variance requirement. The proposed addition will not impinge on existing setbacks.

Parking requirements for the number of people employed are sufficient.

VI. Sign Variance: N/A

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1	_____	_____	_____
Sign 2	_____	_____	_____
Sign 3	_____	_____	_____
Sign 4	_____	_____	_____
Sign 5	_____	_____	_____
Total	_____ sq. ft.	_____ sq. ft.	_____ sq. ft.

- (b) ^{N/A} Describe in detail the sign(s) for which you seek a variance, and set forth your reasons for requiring extra or oversize signs.

- (c) ^{N/A} What is total area in square feet of all signs on premises including signs on windows, face of building, and free-standing signs?

VII. Interpretation: ^{N/A}

- (a) Interpretation requested of New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

- (b) Describe in detail the proposal before the Board:

VIII. [✓] Additional comments:

- (a) Describe any conditions or safeguards you offer to ensure that the quality of the zone and neighboring zones is maintained or upgraded and that the intent and spirit of the New Windsor Zoning Local Law is fostered. (Trees, landscaping, curbs, lighting, paving, fencing, screening, sign limitations, utilities, drainage.)

The proposed addition is not intrusive of the existing side yards; it is located in the existing rear yard, and does not result in a rear-yard variance request.

Although space is available for up to 118 cars, the number of people employed results in a much lesser parking requirement. (See attached letter from Applicant)

IX. [✓] Attachments required:

- ☒ Copy of letter of referral from Bldg./Zoning Inspector.
- ☒ Copy of tax map showing adjacent properties.
- ☒ Copy of contract of sale, lease or franchise agreement.
- ☒ 5 Copy(ies) of site plan or survey showing the size and location of the lot, the location of all buildings, facilities, utilities, access drives, parking areas, trees, landscaping, fencing, screening, signs, curbs, paving and streets within 200 ft. of the lot.
- ☒ Copy(ies) of sign(s) with dimensions.
- ☒ Check in the amount of \$ 50.00 payable to TOWN OF NEW WINDSOR.
- ☒ Photos of existing premises which show all present signs and landscaping.

X. AFFIDAVIT

Date 11/28/88

STATE OF NEW YORK)
COUNTY OF ORANGE) SS.:

The undersigned Applicant, being duly sworn, deposes and states that the information, statements and representations contained in this application are true and accurate to the best of his knowledge or to the best of his information and belief. The applicant further understands and agrees that the Zoning Board of Appeals may take action to rescind any variance or permit granted if the conditions or situation presented herein are materially changed.

WILMA M. MORELLI
Notary Public, State of New York
Qualified in Orange County
No. 4818072
Commission Expires June 30, 1990

X Anthony Grunzo (Principal)
(Applicant)
GAMMA REALTY
AVI WASHROOM ACCESSORIES

Sworn to before me this

15 day of Nov., 1988.

Wilma M. Morelli

XI. ZBA Action:

- (a) Public Hearing date _____.
- (b) Variance is _____.
- Special Permit is _____.
- (c) Conditions and safeguards: _____
- _____
- _____
- _____

A FORMAL DECISION WILL FOLLOW
WHICH WILL BE ADOPTED BY
RESOLUTION OF ZONING BOARD OF APPEALS.

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 48

Request of A & J Washroom Accessories

for a VARIANCE of

the regulations of the Zoning Local Law to

permit less than the required side yard;

increase in permitted building height and floor area ratio;
less than required parking
being a VARIANCE of

Section 48-13, Use/Bulk Tables

for property situated as follows:

319 Temple Hill Road
(Southwest side Temple Hill Road, at
Wembly Road), New Windsor, N.Y.

SAID HEARING will take place on the 12th day of

DEC., 1988, at the New Windsor Town Hall,

555 Union Avenue, New Windsor, N. Y. beginning at

7:30 o'clock P. M.

James Nugent.
Chairman



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

October 26, 1988

Elias Grevas, L.S.
33 Quassaick Ave.
New Windsor, NY 12550

Re: Variance List 4-1-10.4

Dear Mr. Grevas:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$45.00, minus your deposit of \$25.00. Please remit same to the Town Clerk, Town of New Windsor, NY.

Sincerely,

Leslie Cook/cp

LESLIE COOK
Acting Assessor

LC/cp

Roseto, Nicholas ✓
RR 1 Thorn Lot Rd.
Stockholm, NJ 07460

Mazza, Theresa ✓
c/o Herbst & Rashbaum
PO Box 7002
Newburgh, NY 12550

Licari, Rita ✓
478 Union Avenue
New Windsor, NY 12550

Picard, Howard J III & Carol D ✓
70 Wells Road
Newburgh, NY 12550

Hecht, Eugene & Elaine ✓
13 Ona Lane
New Windsor, NY 12550

Automotive Brake Co. of Newburgh Inc. ✓
300 Temple Hill Road
New Windsor, NY 12550

Lt. Col. Susan Fischer ✓
608 LaSalle Circle
Bellvue, NY 68005

Orange County Industrial Development Agency ✓
County Building
252-72 Main Street
Goshen, NY 10924

New Windsor Business Park Associates ✓
147-39 175th Street
Jamaica, NY 11434

Freedom Road Realty Associates ✓
335 Temple Hill Road
New Windsor, NY 12550

Coca-Cola Bottling Co. of New York Inc. ✓
c/o Charles J. Smith
20 Horseneck Lane
Greenwich, CT 06830

Caralex Realty ✓
315 Temple Hill Road
New Windsor, NY 12550

Ganin Brothers ✓
c/o Ganin Tire Co. Inc.
1421 38th Street
Brooklyn, NY 11212

Crowley Foods Inc.
PO Box 549
Binghamton, NY 13902

Senlar Associates
316 Bloominggrove Turnpike
PO Box 4290
New Windsor, NY 12550

Helmer, William F.
Grey Beech Lane
Pomona, NY 10970

Infante, Philip & Madeline
602 Union Ave
New Windsor, NY 12550

Casalinuovo, Dominick & Rose
606 Union Ave.
New Windsor, NY 12550

Scaglione, Domenico
RD 2 Temple Hill Road
New Windsor, NY 12550

Ossmann, Eileen
Twin Arch Road
Washingtonville, NY 10992

Simpson, Harry M. & Dorothy
Box 941
Newburgh, NY 12550

Ramirez, Jose
618 Union Ave.
New Windsor, NY 12550

Ronsini, Angela, Eleanor, Richard Jr. & Michael
Box 2013
Newburgh, NY 12550

Grismer, Eleanor
PO Box 2013
Newburgh, NY 12550

Ronsini, Mario & Ruth
630 Union Avenue
New Windsor, NY 12550

County of Orange
255-275 Main St.
Goshen, NY 10924



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

December 13, 1988

Elias D. Grevas, L. S.
33 Quassaick Avenue
New Windsor, N. Y. 12550

RE: APPLICATION FOR AREA VARIANCES-A&J WASHROOM ACCESSORIES
#88-48

Dear Mr. Grevas:

This is to confirm that the Zoning Board of Appeals at its December 12, 1988 meeting voted to GRANT the above application for area variances with the stipulation that the addition be no higher than the existing structure.

Formal decision will be drafted some time in the future and acted upon by the Board. You will be receiving a copy by return mail.

Very truly yours,

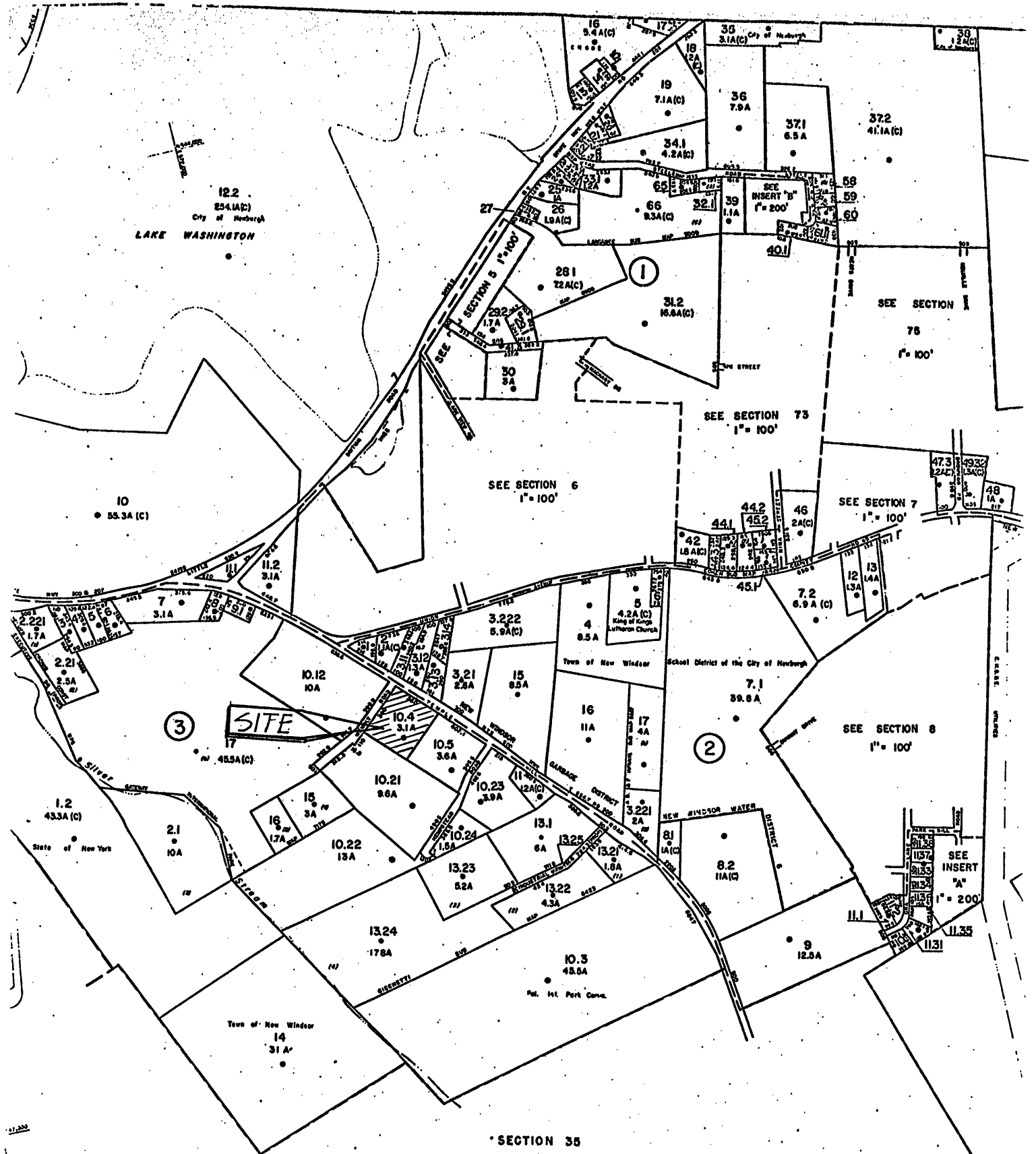
A handwritten signature in cursive script that reads 'Patricia A. Barnhart'.

PATRICIA A. BARNHART
Secretary

/pab

Enclosure

cc: Town Planning Board
Michael Babcock, B. I.



LEGEND

STATE OR COUNTY LINE	PROPERTY OF OR INTEREST	FILED PLAN LOT LINE	TAX MAP BLOCK NO.	FILED PLAN BLOCK NO.
CITY TOWN OR VILLAGE	OWNERS AND CO-OWNERS	EXEMPT	TAX MAP PARCEL NO.	FILED PLAN LOT NO.
BLOCK B SECTION 5	OWNERS AND CO-OWNERS	WATER	AREAS	STATE OWNERS
SUBDIVISION LINE	OWNERS AND CO-OWNERS	WATER	OWNERS	STATE OWNERS
PROPERTY LINE	OWNERS AND CO-OWNERS	WATER	OWNERS	STATE OWNERS

ORANGE COUNTY

Photo No. 8-302 401 400
Date of Plat. 1-1-65
Scale 1" = 400'

A & J Washroom Accessories

319 Temple Hill Rd. P.O. Box 4569 New Windsor, N.Y. 12550
(914) 562-3332 Fax (914) 562-3391

September 27, 1988

RECEIVED SEP 28 1988

To whom it may concern:

As per the request of Lou Grevas, surveyor, please be advised that A & J Washroom Accessories employs from 50 to 55 people on one shift.

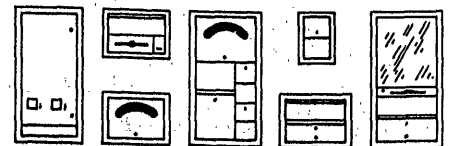
At this time we have ample parking for 47 cars. We average 34 to 37 cars per day including visitors. Many of our employees car pool or use the Newburgh Bus System.

The planned addition to our existing building will be used for storage and materials only. I trust this information will be satisfactory.

Very truly yours,



Anthony Granuzzo
President


AG:ts

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

Prelim.
9/12/88 -
7:30 pm.

88-48

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

PLANNING BOARD

File No. BB-23

Date 23 AUGUST 1988

To: ANTHONY GRANUZZO - Art Washrms.
319 TEMPLE HILL RD
NEW WINDSOR N.Y. 12550

PLEASE TAKE NOTICE that your application dated _____
for (~~Subdivision~~ - Site Plan)
located at RT 300 - TEMPLE HILL - FREEDOM RD
TOWN OF NEW WINDSOR

is returned herewith and disapproved for the following reasons.

MINIMUM PARKING REQ'T AND
FLOOR AREA RATIO VARIANCES

Henry Scheible
Planning Board Chairman
HENRY SCHEIBLE

"PI" ZONE

Requirements

	<u>Proposed or</u> <u>Available</u>	<u>Variance</u> <u>Request</u>
Min. Lot Area <u>80 000</u>	<u>136 504</u>	<u>—</u>
Min. Lot Width <u>200</u>	<u>350</u>	<u>—</u>
Req'd Front Yd. <u>100</u>	<u>70 *</u>	<u>*'</u>
Req'd. Side Yd. <u>50/110</u>	<u>35.2/110 *</u>	<u>*'</u>
Req'd. Rear Yd. <u>50</u>	<u>70</u>	<u>—</u>
Req'd. Street Frontage* <u>N/A</u>	<u>—</u>	<u>—</u>
Max. Bldg. Hgt. <u>4"/FT</u>	<u>—</u>	<u>—</u>
Min. Floor Area* <u>N/A</u>	<u>—</u>	<u>—</u>
Dev. Coverage* <u>N/A</u> %	<u>—</u> %	<u>—</u> %

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FLOOR AREA RATIO VARIANCES


Planning Board Chairman
HENRY SCHEIBLE

"PI" ZONE

Requirements

	<u>Proposed or Available</u>	<u>Variance Request</u>
Min. Lot Area <u>80 000</u>	<u>136 504</u>	<u>—</u>
Min. Lot Width <u>200</u>	<u>350</u>	<u>—</u>
Req'd Front Yd. <u>100</u>	<u>70 *</u>	<u>*'</u>
Req'd. Side Yd. <u>50/110</u>	<u>35.2/110*</u>	<u>*'</u>
Req'd. Rear Yd. <u>50</u>	<u>70</u>	<u>—</u>
Req'd. Street Frontage* <u>N/A</u>	<u>—</u>	<u>—</u>
Max. Bldg. Hgt. <u>4"/FT</u>	<u>—</u>	<u>—</u>
Min. Floor Area* <u>N/A</u>	<u>—</u>	<u>—</u>
Dev. Coverage* <u>N/A</u> %	<u>—</u> %	<u>—</u> %
Floor Area Ratio <u>** .20</u>	<u>>.38</u>	<u>.18+</u>
<u>PARKING 130</u>	<u>118</u>	<u>12</u>

* Residential Districts only

** Non-residential Districts only

*, PRE-EXISTING CONDITION NOT
CHANGED BY THIS APPLICATION

ALSO ENCLOSED TO ZBA:

PROJECT PLAN

P-B MINUTES

Mr. Schiefer: Where does Scalzo access his property?

Mr. Naclerio: He could come off 94. But, he uses the right of way and parks behind.

Mr. Schiefer: That presents a problem if we have five pieces of property off a private road.

Mr. Scheible: Who maintains the Woodthrush Lane?

Mr. Naclerio: We all do.

Mr. Schiefer: Is there a written agreement?

Mr. Naclerio: Not that I know of, no.

Mr. VanLeeuwen: What kind of shape is it in?

Mr. Naclerio: It is a well marked fifty foot right of way which the Town has an easement on. They have two sewer man-holes plus right now, there is a fourteen foot, well maintained blacktop road.

Mr. VanLeeuwen: It is maintained now ---

Mr. Naclerio: There is a cul-de-sac.

Mr. McCarville: Who blacktopped it, the families who originally owned it?

Mr. Naclerio: Yes.

Mr. VanLeeuwen: We ought to go in and take a look at it.

Mr. Naclerio: Thank you.

A & J WASHROOM ACCESSORIES SITE PLAN (88-23)

Mr. Elias Grevas came before the Board representing this proposal.

Mr. Grevas: This property has appeared before the Board in March of 1986 at which time we put on an addition over on the northeast corner of the building. The proposal here in is to put on an addition of 10,200 square feet in the rear of the building. Unfortunately, we run afoul of some of the provisions of the zoning ordinance and those are listed over on the zone bulk table on the right. We show some of the conditions that require attention because of the zoning ordinance. Now, I must say that the proposed addition is not going to be any

closer to the side line than the existing building or is it going to be any taller than the existing building. But, we are over the four area ratio and we would have a problem with parking as the zone requires which is one space for every four hundred square feet.

Mr. VanLeeuwen: What you want to do is to go to the Zoning Board?

Mr. Grevas: Yes. But, we want a positive recommendation from the Board if I can get it.

Mr. VanLeeuwen: I make a motion that the Town of New Windsor Planning Board approve the A & J Washroom Accessories Site Plan.

Mr. Schiefer: I will second that.

ROLL CALL:

MR. LANDER	NO
MR. JONES	NO
MR. PAGANO	NO
MR. MC CARVILLE	NO
MR. VAN LEEUWEN	NO
MR. SCHIEFER	NO
MR. SCHEIBLE	NO

Mr. VanLeeuwen: I make a motion that the Planning Board of the Town of New Windsor make a positive recommendation with regard to A & J Washroom Accessories to the Zoning Board of Appeals.

Mr. McCarville: I will second that.

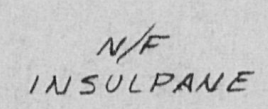
ROLL CALL:

MR. LANDER	AYE
MR. JONES	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. VAN LEEUWEN	AYE
MR. SCHIEFER	AYE
MR. SCHEIBLE	AYE

HOLMAN

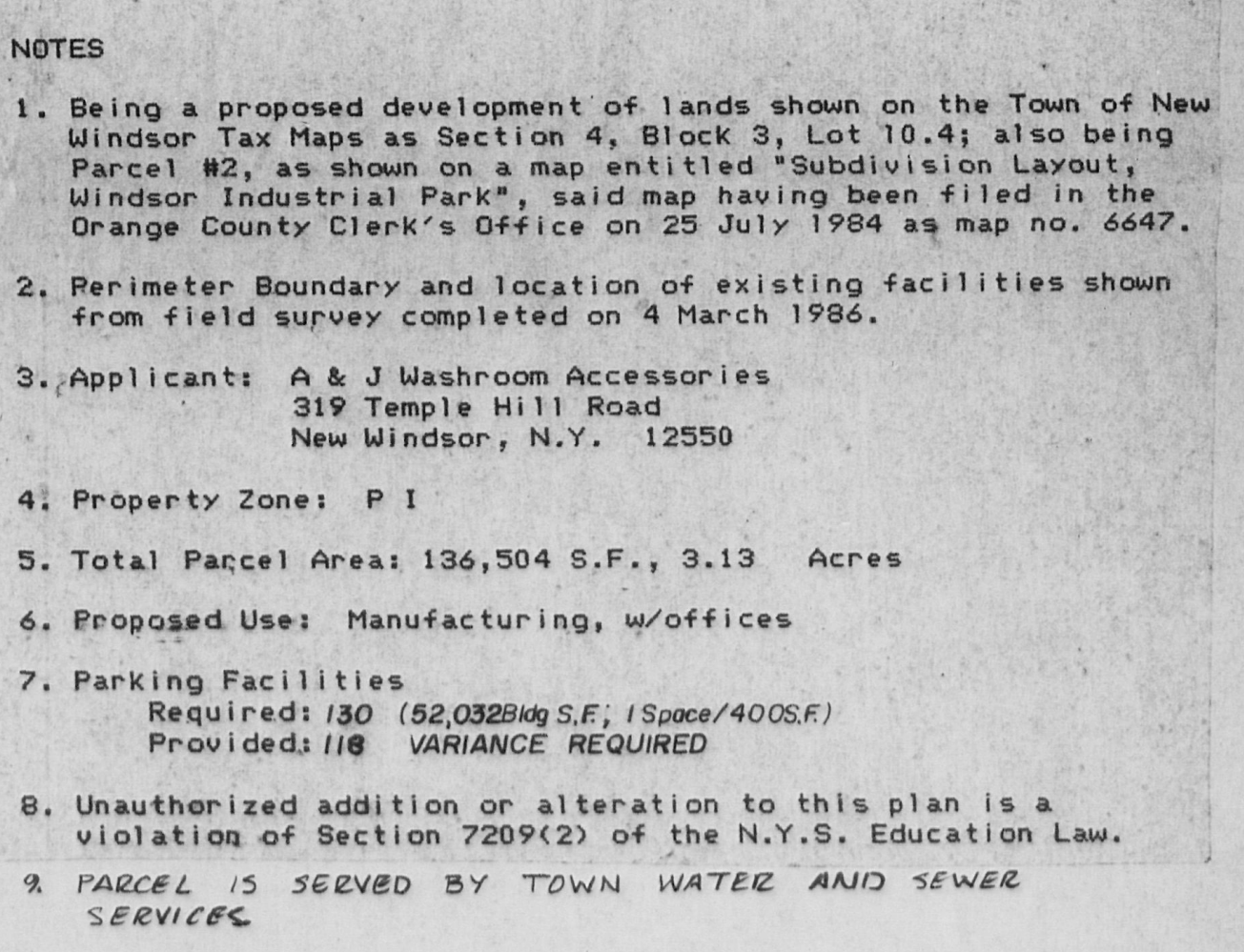
Mr. VanLeeuwen: I want to put this in the record. What is being done with the complaints we had at the last meeting from John Holman.

FILED MAP NO. 6164



* EXISTING CONDITIONS
* * VARIANCE REQUIRED

*BITUMINOUS DBL. SURF. TREATMENT RECOMMENDED
(OIL & CHIP).



E D G **ELIAS D. GREVAS, L.S.**
LAND SURVEYOR
82 QUASACK AVENUE
NEW WINDSOR, NEW YORK 12550

PLAN FOR:	
A & J WASHROOM ACCESSORIES	
TOWN OF NEW WINDSOR	ORANGE COUNTY NEW YORK
Drawn: <u>EG</u>	SITE PLAN
Checked:	
Scale: $1" = 30'$	
Date: <u>15 Mar 1988</u>	
Job No: <u>86-047</u>	